

NEVADA DIVISION OF ENVIRONMENTAL PROTECTION

FACT SHEET

(pursuant to NAC 445A.236)

Permittee Name: Sky Las Vegas Condominiums Inc.
2780 S. Las Vegas Blvd., Suite C
Las Vegas, NV 89109

Permit Number: NV0023477

Location: Sky Las Vegas Condominiums
West Side of Las Vegas Boulevard
Between Circus Circus Drive and East Sahara Avenue
Las Vegas, Clark County, NV 89109

Latitude: 36° 08' 20"N
Longitude: 115° 07' 39"W
Township 21S, Range 61E, Section 09

General:

Sky Las Vegas Condominiums is a condominium development in Las Vegas, Clark County, Nevada. The site is approximately 3 acres in size, is generally level, and slopes very slightly toward the east. Initial investigation indicates groundwater over the extent of the property at 10 feet below ground surface. Construction of the condominium development requires excavation over the entire site to at least 17 feet below ground surface. A system of 39 dewatering wells was installed to depress the local water table during construction, and convey water from the site. An in-line flowmeter records flow. Extracted groundwater is discharged via a sub-grade pipeline to the Clark County stormdrain system, which is adjacent to the development. The water is discharged to the Las Vegas Wash via the stormdrain system.

Discharge Flow and Characteristics

Initial analytical testing of groundwater below the site indicate the following background results. Total Petroleum Hydrocarbons, (TPH), Tetrachloroethene, Benzene, Toluene, Ethylbenzene, Xylenes, MTBE, and the hydrocarbon analytes assessed by EPA Method 8260 were not detected. Water quality characteristics are the following: Total Phosphorus, 0.03 mg/l; Total Inorganic Nitrogen N, 8.4 mg/l; Nitrate as N, 8.3 mg/l; Total Dissolved Solids, 3900 mg/l; Chloride, 910 mg/l; and Sulfate, 1400 mg/l. Samples were tested for various metals with the following results: Calcium, 240 mg/l; Magnesium, 210 mg/l; Sodium, 540 mg/l; Chromium 27.5 µg/l; Lead, 0.2 µg/l; Selenium, 13 µg/l; and Zinc, 38.8 µg/l.

Receiving Water Characteristics:

The dewatering system discharges into a Clark County stormdrain inlet, which eventually discharges to the Las Vegas Wash. Water quality standards for the Las Vegas Wash are specified in NAC 445A.199. The requirements to maintain existing higher quality waters apply.

Proposed Effluent Limitations and Special Conditions:

PARAMETER	DISCHARGE LIMITATIONS		MONITORING REQUIREMENTS	
	30-Day Average	Daily Maximum	Measurement Frequency	Sample Type
Flow (MGD)	---	0.23	Continuous	Flow Meter
Total Dissolved Solids (TDS), (lbs/day)	Monitor & Report		Quarterly	Discrete
Total Inorganic Nitrogen as N, (mg/L)	20		Quarterly	Discrete
Total Phosphorus as P (lbs/day)	1.0		Quarterly	Discrete
Ammonia as N (lbs/day)	1.0		Quarterly	Discrete
pH (Standard Units)	6.5 – 9.0		Quarterly	Discrete
Total Petroleum Hydrocarbons (TPH), (mg/l)	1.0		Semi-Annually ¹	Discrete
Volatile Organic Compounds (VOC and MTBE), (µg/)	Monitor & Report		Annually ²	Discrete
Chromium, Lead, Selenium, Zinc (µg/l)	Monitor & Report		Annually ²	Discrete
Hardness as CaCO ₃ (mg/l)	Monitor & Report		Annually ²	Discrete

1. Semi-Annual sampling will be performed in the second and fourth quarters, and results will be submitted with the second and fourth quarter DMRs.
2. Annual sampling results will be submitted with the fourth quarter DMR.

Rationale for Permit Requirements:

The monitoring requirements for the site are consistent with the requirements for maintaining higher water quality, as stated in NAC445A.199. Initial samples suggest that the groundwater collected from the facility does not contain significant amounts of phosphorus or ammonia; these parameters have been considered de minimus, and limits have been set at 1.0 lb/day accordingly. The Permittee is required to monitor discharge on quarterly, semi-annual, and annual bases to ensure that the receiving water is not degraded from dewatering at the Sky Las Vegas site, which has the potential to capture possible offsite groundwater contamination.

Schedule of Compliance:

1. The Permittee shall achieve compliance with the NPDES permit on issuance.
2. Within fourteen (14) days of the permit issuance date, the Permittee shall submit for review a copy of the Operations & Maintenance (O&M) Manual for the Sky Las Vegas dewatering system, prepared in accordance with the Division's WTS-2 guidance: *Minimum Information Required for an Operations and Maintenance Manual*. The manual shall describe the Best Management Procedures (BMPs), which have been employed at the site to minimize the introduction of contaminants/pollutants into the stormdrain. This document shall be wet stamped and signed by a Nevada Professional Engineer (P.E.).

Procedures for Public Comment:

The Notice of the Division's intent to issue an NPDES permit authorizing this facility to discharge to the Las Vegas Wash for a five-year period, subject to the conditions contained within the permit, is being sent to the **Las Vegas Review-Journal** for publication. The Notice is being mailed to interested persons on our mailing list. Anyone wishing to comment on the proposed permit can do so in writing for a period of thirty (30) days following the date of publication of the public notice in the newspaper. The comment period can be extended at the discretion of the Administrator. The deadline date and time by which all comments are to be submitted (via postmarked mail or time-stamped faxes, e-mails, or hand-delivered items) to the Division is **November 28, 2005 by 5:00 P.M.**

A public hearing on the proposed determination can be requested by the applicant, any affected State, any affected interstate agency, the Regional Administrator or any interested agency, person or group of persons.

The request must be filed within the comment period and must indicate the interest of the person filing the request and the reasons why a hearing is warranted.

Any public hearing determined by the Administrator to be held must be conducted in the geographical area of the proposed discharge or any other area the Administrator determines to be appropriate. All public hearings must be conducted in accordance with NAC 445A.238.

The final determination of the Administrator may be appealed to the State Environmental Commission pursuant to NRS 445A.605.

Proposed Determination:

The Division has made the tentative determination to issue the proposed NPDES discharge permit for a period of five (5) years

Prepared by: Janine O. Hartley
Staff Engineer II
September 2005